

**VILLAGE OF SOUTH LEBANON  
MINUTES  
WORKSHOP MEETING  
FEBRUARY 3, 2011  
6:30 P.M.**

1. Mayor Smith called the meeting to order at 6:34 p.m.
2. Randall Atkins - Present  
Sherri Carbo– Present  
Dean Evans – Present  
Glenn Holloway - Present  
Bill Madison – Present  
Jeff Sturtevant – Absent
3. Mayor Smith announced that the South Lebanon School annexation was awarded by the commissioners on January 18, 2011. He said this is closure to an issue of eight years. He said South Lebanon had a school for 202 years until because of land it was moved outside the village limits. He said we actually had our own school system until in the 1960's we merged with Kings Mills to create Kings Local. He stated the school is dear to us and when it was moved the school said it would stay neutral if annexation came up. He said the superintendant said it was a matter of time before it was back in the village limits. Mayor Smith said the commissioners voted 2-1 in favor with Young voting against it. He stated that he has had a lot of positive feedback that people are glad to have the school back. He said he would like to thank Mrs. Chapman and Mr. Lyons for attending the meeting in support.
4. Mayor Smith said Chic-Fil-A has purchased their property and we are looking for it to be scheduled for construction this year. He said White Castle has the building out for bid and it will be awarded February 16<sup>th</sup>. Mayor Smith said they are expecting to start construction in March depending on the weather and he said it takes 120 days to complete. He said the multi-tenant building is to be started as well. He said the Planning Commission approved the building and it will bring six new businesses. Mayor Smith said it will be Chic-Fil-A, then White Castle, then and open space, then the multi-tenant building and one other open space. He stated they are not prepared to release the tenants. Mayor Smith stated we could have eight new businesses which will create a lot of jobs. Atkins asked if Chic-Fil-A will start in March as well but the mayor said it looks like that will be a later date. Carbo stated that the open spaces could accommodate sit down restaurants and when the others open we should attract others.
5. Mayor Smith said Wynstead developers are talking about taking on the 25 acres that is next to it and completing it. He said there was a meeting and as it progresses council will be informed.

6. Mayor Smith stated that Cincinnati Water Works will go out for construction in May and they believe it will be completed in August with the meter pits in in late fall so that would put us being able to make a connection this year.
7. Mayor Smith stated we had a water main break and an electric outage. He we have changed the way we handle this we used to use pumps and now we have generators brought on site and they are connected to the panels. That is part of the long range plan to have its own generator that would kick in. This time we had no sewer leaks or backups. He said we have to have the phone tree updated because it keeps calling old numbers. Randall asked if the generator was to be put on the main station and he said the main one has to come up first and the one at Rivers Crossing has a generator attached. Mayor Smith said the crew and staff did an exceptional job dealing with a 1951 part of our water system. He said a section of the six inch pipe is in the back and is very clean to be so old. He stated he would like to have Bill Madison and Glenn Holloway sit on a committee to improve on our emergency protocol. He stated the ladies in the offices handled constant phone calls and the men did a great job, very impressive.
8. Bruce Brandstetter – Brandstetter Carroll – Put together a summary of what resources were used and where we are going. Stated the mayor was here most of the time and he saw Mr. Madison here and other council members were in and out. He said Cincinnati Water Works was here and he stated he was impressed how they stepped in and said Rob Schroeder runs the water supply group. They sent an engineer by the name of Jonathan Peters and a leak specialist. He said Warren County Water had someone here, Brandstetter Carroll had three people here, and Warren County Emergency Management was involved. He said the 211 number was set up which will be useful in the future. He said EPA came in and they were not here very long and I think they were comfortable with what was going on. Brandstetter had a brief meeting with EPA in Dayton and there is another one scheduled for tomorrow. Bruce said the plans need to be updated and we did install 4 new valves which will be helpful in the future for isolation. The system was walked numerous times and the plans will be updated. We will pursue funding to make updates to the system.

Council Member Madison said he appreciates everyone coming to help on such short notice. Bruce said it was a group effort. Mayor Smith said the ladies in the offices did a great job taking the overload of calls and everyone contributed. Madison said the guys worked tirelessly and he knows Tony worked 38 hours straight and had to go home and change his wet clothes several times.

9. Madison stated he would like the amounts of the village match recorded on the grants. Sharon noted and will do this.

10. Administrator Craig said the Lebanon Road bridge replacement is scheduled for spring. The census map is being updated. Brad Schwab was laid off from Wolpert but they allowed him to take our file with him and we can still use his services. Had a truck repaired and we will receive our mag pump for the county connection soon.
11. Sgt. Boylan reported that Tim Hall, a State Trooper was overcome by carbon monoxide and so was his wife. They were running a generator in their garage.
12. Mayor Smith opened the floor to the public:

James Boerio – 101 Vista Ridge – said he feels the mayor was vague about Wynstead. Mayor Smith said they are negotiating so all he knows is that there is a 25 acre tract that when developed would put the connector road in. Discussed where Cochran Road would end. Madison said the new road will be better quality for the residents. Also stated that the change in Cochran would make that actually his private drive.

Don Combs – 783 Mary Lane Extension – said he would like to compliment Bob and his crew for the job they did and said we have a great bunch of guys. My question is who is going to pay for the break. He said he understands from time to time you need outside help but do you need thirteen trucks and twenty two people. Is it an over kill.

Mayor Smith stated if he knew the lottery numbers then I would not have to worry about the lottery. He stated Don should know that when you have depressurization of the system every resident would be affected and calling the people in was offered at no cost. We will have to pay for the material and for the installation of two of the valves. Mayor Smith stated he stands by the decision.

Combs said the village guys did a good job and they know what they are doing. Mayor Smith said he is right out guys put in two valves and you could not tell the difference. Don said the only thing is twenty two people and the residents paying for it they should not be sitting in trucks watching a gauge. Mayor Smith said the county donated employees to help us and they had people to watch the gauges while our people did the work. It was a team effort. Madison stated the reason the guys were in the trucks is it was below 32 degrees and we had one valve put in by a company because our guys had been working forty hours straight and they put in two more valves that night. Most of the time was donated. In addition you had Red Cross and emergency services so it did look like a lot but we felt with a depressurization of our system that we needed professionals. Mayor Smith said if we had not done that we would have been criticized and we would be having a different conversation. We called in the calvary and we will do it again. Evans asked

what percentage of the work was donated and Mayor Smith said when we send our crews for mutual aid we do not charge them and Evans said it is an honest question, what percent was donated. Bob said 50% at least. We will be billed for the contractor putting in a valve. Dean said two guys sat in front of his house for five hours. About every fifteen minutes they would jump out of the truck and look at the gauge. Madison asked Dean if it was a village truck and he said no it was Warren County and Bill said we have no control over the crews they sent to help us. Holloway stated that the people who donated their time it is very much appreciated and if another community needed help he would hope we would do the same. Don said he hopes the Cincinnati Water donated theirs.

Madison said as far as he knows the time was donated and the manpower was donated but we do have to pay for the hardware. Bill said they looked at how big our problem was and decided to bring in the manpower. Rob made a professional decision to bring them in. Mayor Smith said Monday morning quarterbacking is not productive for any of us. Madison said we actually gained a lot of knowledge and a better understanding of how to tackle this situation. Don said we had the same break in the same area four years ago and it drained the tower. Mayor Smith said it was not quite the same and he does not know why we are debating this and the staff did a fine job. All I can say is I am disappointed. Don said he was disappointed that we had that many people down here. Evans stated he could be disappointed in him also because he feels the same way. Madison said maybe next time he should come down and see what was happening and Evans said he would have watched that gauge in front of his house. Bill said he doesn't think you can fully understand what went on unless you were here.

13. Madison said since we now have the school coming back to the community that we reach out and see if we can use the parking lot for community functions.
14. Atkins said he wants to commend our employees for a great job and he wants to thank everyone for their help.

15. Holloway said he goes a long with Randall and he means the girls also and I think we should put something out to their spouses for appreciation.
16. A motion to adjourn the meeting was made at 7:45 p.m. by Madison, seconded by Atkins, all yeas.

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Sharon Louallen, Fiscal Officer

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James D. Smith, Mayor